



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
COMMUNITY DEVELOPMENT SERVICES DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** July 26, 2022
FROM: David W. Kwong, Community Development Resource Agency Director
BY: Michele Kingsbury, Principal Management Analyst
SUBJECT: Sabre City Park Estates Subdivision (APN 023-301-006-000) Inclusion into
County Service Area 28, Zone of Benefit 165 (Dry Creek Fire)

ACTIONS REQUESTED

1. Conduct a public hearing to consider all protests, if any, to the annexation of Sabre City Park Estates Subdivision, located at Colin Kelly Drive and Vandenburg Circle, in the Dry Creek Community Plan Area (Assessor Parcel Number 023-301-006-000), into the boundaries of County Service Area 28, Zone of Benefit 165 (Dry Creek Fire) to provide fire and emergency services, and determine whether written protests to the annexation have been received from a majority of property owners who own more than 50 percent of the assessed value of all taxable property in the proposed zone.
2. Adopt a Resolution annexing Sabre City Park Estates Subdivision, (APN 023-301-006-000) into County Service Area 28, Zone of Benefit 165 – Dry Creek Fire.

BACKGROUND

Placer County Fire (PCF) is a countywide system which provides fire prevention, fire suppression, and emergency medical response in the areas of Placer County not served by independent fire districts or cities. The PCF service areas are identified as Zones of Benefit (ZOBs) within County Service Area (CSA) 28 and two Community Facilities Districts (CFDs). Pursuant to Government Code §25210 *et seq.*, CSA 28, encompassing unincorporated Placer County, is utilized to fill the services funding gap between general County services and special services. The fire ZOBs and CFDs cover approximately 475 square miles. Placer County outsources fire service and emergency medical response staffing, administration, and dispatch services under the *Cooperative Fire Protection Agreement* with CAL FIRE.

On September 19, 2000, the Board of Supervisors (Board) adopted resolution 2000-211, establishing Zone 165 in CSA 28 (Dry Creek Fire). Sabre City Park Estates is a subdivision within the Dry Creek Community Plan and within the Dry Creek Fire Service Area (Attachment A, Exhibit 2). Sabre City Park Estates is located on Colin Kelly Drive and Vandenburg Circle off PFE Road (APN 023-301-006-000), and pursuant to Entitlement PLN19-00392, is approved for a 24-lot residential development within a total area of 3.78 acres. The property is owned by Infinity Homes, Inc., a California Corporation who requests the County annex the above referenced parcel into the boundaries of County Service Area 28, Zone of Benefit 165 – Dry Creek Fire (ZOB 165) for the purpose of providing fire and emergency services to the parcel. Condition of Approval #36 for the subdivision requires the property to annex into ZOB 165.

The property owner of record for the property (Owner) has executed a Waiver of Notice in lieu of receipt of a mailed notice. In accordance with Proposition 218, the Owner has signed a ballot approving the annual assessment and the ballot has been submitted to the Clerk of the Board prior to the Board hearing. The Board is being asked to consider all protests, tabulate the ballots, and adopt a resolution to confirm annexation and impose the assessment.

ENVIRONMENTAL IMPACT

This is an administrative action for funding required pursuant to the conditions of approval for this project, and therefore is not a project pursuant to California Environmental Quality Act Guidelines sections 15061(b)(3) and 15378. The Planning Commission approved the Mitigated Negative Declaration (MND) for Sabre City for development of the subject property on August 13, 2020. The proposed annexation was analyzed in the Subdivision MND and the proposed action implements a condition of approval imposed as part of the original Subdivision approval. Staff recommends the Board rely on this prior MND in approving the annexation.

FISCAL IMPACT

The FY 2022-23 assessment within Zone 165 is \$245.18 per residential lot created (\$5,884.32 total per year), plus a cost-of-living modification based on the percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco – Oakland – San Jose metropolitan area commencing with the 2022-2023 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2022-23.

PCF is a system of six separate ZOBs and two CFDs, each with its own dedicated local revenue stream and budget. Placer County management identified Placer County Fire services to be financially unsustainable, particularly within three ZOBs: ZOB 76 – Western Placer Fire, ZOB 165 - Dry Creek Fire, and ZOB 193 - North Auburn/Ophir Fire. The County Executive Office is currently working on implementing a comprehensive strategy to address fiscal sustainability issues associated with PCF.

ATTACHMENT

Attachment A: Resolution

Exhibit 1: Legal Description

Exhibit 2: Map

ATTACHMENT A

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Resolution No. _____

ADOPT A RESOLUTION ANNEXING
SABRE CITY PARK ESTATES
SUBDIVISION, (APN 023-301-006-000)
INTO COUNTY SERVICE AREA 28, ZONE
OF BENEFIT 165 – DRY CREEK FIRE

The following Resolution was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held on _____, 2022, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, a condition of approval of the Sabre City Park Estates Subdivision (PLN 19-00392) (Subdivision) was the imposition of fees to provide fire and emergency services for the benefit of the Subdivision;

WHEREAS, the Subdivision is located within the boundaries of the existing County Service Area 28, Zone of Benefit 165, which provides fire and emergency services; and

WHEREAS, the property owner of record (Owner) of the Subdivision desire to record a subdivision map; and

WHEREAS, the Owner has consented to the imposition of fees for said Subdivision to satisfy the conditions of approval to obtain a final subdivision map; and

WHEREAS, the Owner has approved ballots to set a charge on the Subdivision; and

WHEREAS, the Board finds said ballots constitute unanimous approval of the charge by the Owners within the Subdivision after proper notice has been given of the right to protest.

NOW THEREFORE BE IT RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS AS FOLLOWS:

1. The Board of Supervisors does hereby confirm the inclusion of the property depicted in Exhibit 1 and Exhibit 2 into Zone of Benefit 165 Dry Creek Fire within County Service Area 28, which comprises the Sabre City Park Estates subdivision (APN 023-301-006-000), and that the Zone of Benefit shall provide certain fire and emergency services for the parcels.
2. The Board of Supervisors does hereby establish with the consent of the Owners and in conformance with Section 4 of the Article XIIID of the California Constitution and pursuant to Government Code section 25210 *et seq.*, a charge against Assessor Parcel Number 023-301-006-000 and against each residential lot that may now exist, or which may be created by any final map; an annual assessment not to exceed \$245.18 per residential lot, plus a cost of living modification based on the percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco – Oakland – San Jose metropolitan area commencing with the 2022-2023 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2022-23.
3. Effective Date. This resolution shall take effect upon its adoption.

Exhibit 1 – Legal Description

Exhibit 2 – Map

Attachment A, Exhibit 1 – Legal Description

Exhibit A
Infinity Homes Inc. - Sabre City Park Estates.
Annexation to County Service Area 28 Zone of Benefit 165
Dry Creek Fire
APN 023-301-006-000

Legal Description

All That real property as described in the Grant Deed to Infinity Homes Inc., a California Corporation, recorded December 31, 2019, Series No. 2019-0106980, Placer County Official Records, situate in Section 18, Township 10 North, Range 6 East M.D.B.&M, County of Placer, State of California, being more particularly described as follows:

A portion of the tract of land conveyed to County of Placer by Grant Deed recorded in Volume 1228 at Page 680, Official Records of Placer County, hereinafter referred to as the Lands of Placer County, described as follows:

Beginning at the Northwest corner of said lands of Placer County, thence along the Northerly boundary line of said Lands of Placer County the following three (3) courses and distance:

1. North 71° 43' 55" East for a distance of 28.63 feet to the beginning of a tangent curve to the right, concave Southerly,
2. along said curve through a central angle of 15° 05' 28", having a radius of 720.00 feet, an arc length of 189.64 feet, and a chord bearing North 79° 16' 39" East for a distance of 189.09 feet to the beginning of a compound curve to the right, concave Southerly, and
3. Along said compound curve through a central angle of 19° 15' 46", having a radius of 75.00 feet, an arc length of 25.21 feet and a chord bearing South 83° 32' 44" East for a distance of 25.10 feet;

thence leaving said Northerly boundary line the following four (4) courses and distances:

1. South 00° 51' 43" West for a distance of 146.35 feet to the beginning of a tangent curve to the left, concave Easterly,
2. along said curve through a central angle of 30° 39' 15", having a radius of 20.00 feet, an arc length of 10.70 feet, and a chord bearing South 14° 27' 55" East for a distance of 10.57 feet to the beginning of a compound curve to the left, concave Northerly,
3. along said compound curve through a central angle of 134° 14' 13", having a radius of 152.00 feet, an arc length of 356.12 feet, and a chord bearing North 83° 05' 21" East for a distance of 280.08 feet, and
4. North 15° 58' 58" East for a distance of 93.48 feet to a point on said Northerly boundary;

thence along the respective Northerly, Easterly, Southerly and Westerly boundary of said lands of Placer County the following five (5) courses and distances:

1. Along a non-tangent curve to the right, concave Southwesterly, through a central angle of 57° 47' 12", having a radius of 260.00 feet, an arc length of 262.22 feet, and a chord bearing South 29° 48' 45" East for a distance of 251.25 feet;
2. South 00° 55' 09" East for a distance of 113.38 feet to the beginning of a tangent curve to

the right, concave Northwesterly;

3. Along said curve through a central angle of $95^{\circ} 20' 50''$, having a radius of 20.00 feet, an arc length of 33.28 feet, and a chord bearing South $46^{\circ} 45' 16''$ West for a distance of 29.57 feet,
4. North $85^{\circ} 34' 19''$ West for a distance of 644.53 feet,
5. North $00^{\circ} 55' 29''$ West for a distance of 293.57 feet to the Point of Beginning.

Containing 3.78 acres more or less.

Prepared by William E. Mitchell PLS 3475 (expires 6/30/2022)

William E. Mitchell





